

DELEGATED DECISION REPORT

SMD/2024/0295
Valid 25/07/2024

HALLWATER FARM
HALLWATER
ENDON

**LISTED BUILDING CONSENT
TO REMOVE THE OIL
BURNING SYSTEM AND
REPLACE THIS WITH A GAS
BOILER**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- To consider any impact on the historic significance of the Grade II Listed property – Hallwater Farm House

DESCRIPTION OF SITE

Grade II Listed Building.

PROPOSAL

Internally the proposal involves the installation of a gas boiler unit in the existing alcove of a small utility room.

Externally the proposal involves the laying of a gas supply pipe from the adjacent public road through the garden underground to enter the building in the cellar from where it will be routed to the ground floor utility alcove, “all new piping and ducting will be run internally within existing voids and service areas to prevent any visual disruption”. The proposal also involves a boiler flue vent which will utilise an existing vent opening.

From the statement: “Existing central heating plumbing will be utilised. The external gas line installation will enter the building below ground level and will not be visible. External gas pipeline will be routed under the gravel drive and under landscaped garden areas and lawn that will be returned to its original condition- there will be no enduring sign of the external gas pipe installation.”

No external metre box is proposed.

Oil tank and heating boiler to be removed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles

SS10 Other Rural Areas Area Strategy

DC1 Design Considerations

DC2 The Historic Environment

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

04/00932/FUL – Alterations to boundary and garage frontage [garage frontage later omitted from scheme] – approved

SMD/2022/0021 – replacement gates – approved

CONSULTATIONS**Publicity**

Site Notice expiry date: 30.08.2024

Neighbour consultation period ends: 15.08.2024

Press Advert: 28.08.2024

Public Comments

None

Town / Parish Comments

Endon with Stanley Parish Council – No objection.

OFFICER COMMENTS

Principle of Development

Any proposals for work that affects the historic significance of a Listed Building will normally require LBC. It is possible based on the details submitted that in fact no impact on this building's historic significance will arise in this case. Nevertheless an appropriate application has been made.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

An LPA can only discharge its duty to make a proper assessment of the impacts on a Conservation Area and/or a Listed Building, if it is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

NPPF paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, "great weight should be given to the asset's conservation".

Paragraph 206 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

NPPF paragraph 208 states that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

Although the property is in the Endon Conservation Area there is no planning application involved and no consideration of the CA is required. (There would in any event be no impact or consequence for the CA.)

Design / Heritage Impact

The proposal has been presented with careful thought to any possible adverse impacts.

Crucially the external gas supply pipe is not to be attached to the building but would run underground to the point of entry into the building where it will lead directly to the boiler.

The boiler will take the place of existing domestic utilities in an existing space. A proposed flue would utilise an existing flu opening.

The interventions will be very minimal in impact and in so far as there may be considered some harm eg from the small discrete flue or the drilling to insert the gas supply through the wall the harm would be at the lowest end of the scale.

The replacement of a no-longer useable oil heating system with a gas system obviates the need for an external oil tank and its removal will improve the historic setting of the Listed building. The ability of an occupier to heat the dwelling using a clean modern means is clearly essential to ensuring the public benefit which comes from retaining 'optimal viable use' of the building as a home consistent with its history. This outweighs any harm which may be identified and which at most in this case is very slight.

CONCLUSION / PLANNING BALANCE

In determining this application the LPA has a statutory duty, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the listed building affected, and its setting. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Furthermore, paragraph 205 of the Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The proposed works can be supported based on the public benefit of ensuring that viable optimal use of the Listed Building as a dwelling can continue.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 13.09.2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council